

BUILDING CONSTRUCTION OVERSIGHT COMMITTEE MEETING

MINUTES

October 7, 2015

Village Hall Conference Room A

CALL: Trustee Baum called the meeting to order at 6:00 p.m.

ROLL CALL: Chm. Baum, Trustee Member Warren, Member Ben Goetter (absent), and Park & Recreation Director Schroeder. Also present were Trustee Zabel, Brad Kropp, Carol Miller, Todd Jex, Dwayne Ketterer, Public Works Director Ratayczak and Secretary Wick.

PREVIOUS MINUTES:

MOTION made by Trustee Zabel, seconded by Dir. Schroeder to approve the Minutes of July 30, 2013.

Motion carried unanimously.

DISCUSS THE DESIGN AND LOCATION OF THE KIWANIS PERFORMING ARTS

PAVILION WITHIN FIREMENS PARK: Chm. Baum informed the Committee of the following three items discussed at the Sept. 14, 2015 Plan Commission meeting; 1) The Pavilion architecture, 2) Pavilion location alternatives, 3) Electrical connection concerns to the Pavilion.

It was noted the building was going to be a design to build. The contractor will bring in an electrician to determine how to get power to the building. The following points were made;

- It has been known during festivals the power goes out regularly. Currently there is no budget to power the operations in the Park area.
- Need to identify if there is a 220 Amp service and if there will be an option of 240 volts for multiple vendors to run their equipment. Some outlets are not set up for 240 volts.
- Obtain Village Parks, Bldg. /Grounds Department staff input on Village electrical power desires.

Brad Kropp, Perspective Design, gave a brief history on the implementation of the pavilion, to include preferred site locations, property line issues, tree locations, soil conditions in placement of the structure, electrical connection availability, parking availability, maintenance of the pavilion, design examples and marketing materials. Mr. Kropp stated a site plan approval location was addressed at the Park & Recreation Commission February, 2013 and on to Village Board. After approvals were received in 2013, Kiwanis began organizing their fund raising events. Input from various organizations was considered when drafting the design of the pavilion. Of the data collected, the structure would consist of a pre-cast steel frame building. Marketing materials were then created as part of the fund raising effort. The Committee was provided with a sample.

Trustee Zabel noted a CSM was created to address property line concerns (relative to the project) by the Little League and Village and approved at the Plan Commission and Village Board in April, 2015. A building site location was not presented with the CSM approvals. Mr. Kropp, Perspective Design, stated with CSM approval and available funding, a civil crew, survey crew, and real property information was obtained. Building location concerns included; proximity to restrooms, power pole locations to service, and noise levels to neighborhoods.

Chm. Baum questioned if there was a master plan and whether the pavilion should be the beginning of a master plan. He suggested the Committee look at the placement of the pavilion and how the Park could grow over time. It was noted the current shelter in the Park was deteriorated and the Committee should consider whether it should be torn down and rebuilt in another location.

Ms. Miller, Kiwanis Member, stated they did not incorporate the current shelter in placement of the pavilion. They tried to incorporate feedback from various people from the Taste of Germantown function who noted; you would have to take down trees, site location not near the bathrooms, proposed structure to close to the shelter, etc.

Lengthy discussion continued on the contours of the building, location orientation, soil conditions (bedrock), and parking accessibility. Additional comments included;

- Amphitheater seating is very limited. Tree locations and removal thereof must be considered;
- Kiwanis have funds budgeted for landscaping;
- No. 1 priority is to have the audience uphill;
- Best location for pavilion would be at the current shelter site;
- If a Master Plan is a favorable alternative, the location site should allow for a new shelter site, kitchen & meeting room(s) facilities and rental potential;
- The concept should blend all buildings in appeal and appearance;
- Problems may be incurred due to the fact that sewer in Park Avenue is very shallow;
- Portable toilets could be utilized for events;
- Parking is a concern as there is no parking allowed on school grounds;
- Once a master plan is established, a lighting plan along the paths should be considered;
- Rec. Director Schroeder suggested a site visit to get a visual of the pavilion location, and parking possibilities;
- The Master Plan concept is a Park Plan that will take years to complete;
- The shelter should not be removed until you have something in place to replace the building;

Chm. Baum drafted a brief sketch of a master plan for the Committee. He offered to create a concept Master Plan within a couple of months which could be presented to the Park and Recreation Commission and then to the Plan Commission.

Ms. Miller, Kiwanis Member, stated a Master Plan would be a great visual to present at fund raising events. The Kiwanis' pavilion started out as a purchased wooden band shell kit which has evolved into a gift they want to give to the Village that has as little maintenance issues as possible. The Kiwanis is looking at raising three quarters of the funds needed prior to the first of the year before starting the project.

Further discussion;

- A survey of the park and topographic maps can be produced in the Engr. Dept.;
- The concept plan can include the location and provide reasons why it is a good location; the concept should also include path lighting and connections, pavilion access availability for item drop-off, shelter replacement, and show that the concept area will not conflict with the ball diamond.

- Trustee Zabel noted the Senior Center, Fire Station, and Fire Company are currently on their own well. If bathrooms are going to be considered, you want to put in water.
- You want your concept plan to make sense and at some point tie that plan to an approximate cost.
- If the Kiwanis are responsible for supplying power to the Performing Arts pavilion, how much would be estimated to complete that work? Chm. Baum stated the Kiwanis were only responsible for their pavilion. If the Village chose to put in pathway lighting and bring power to the pavilion, it would be at village cost.
- Chm. Baum noted if the Kiwanis wanted more electrical poles near their pavilion, the Kiwanis would not be responsible for those costs. In the proposed Master Plan the current pole location would be removed and electric would be underground.
- Public Works Dir. Ratayczak believed Kiwanis could submit a plan of all of their electrical needs to WE Energies and WE Energies could provide a cost estimate.

Building Design:

Chm. Baum stated the Plan Commission wanted to see the Pavilion with Germanic architecture. It would be great if the building could have more Germanic character and be maintenance free.

Park and Rec. Dir. Schroeder stated from a maintenance perspective staff would like to see a building with less maintenance requirements. He questioned if a design could incorporate a Germanic look yet be maintenance free.

Mr. Kropp, Perspective Design, stated changes in the design of the pre-cast panels could provide a more custom pre-built element.

Further discussion;

- Could a steel product be used keeping with a maintenance free bldg. yet have an ornate look or false facade? Chm. Baum stated yes and gave a visual on paper.
- Concern of possible "Tagging" and the cleanup thereof.
- Could brick materials be designed to replicate a Germanic theme? Chm. Baum gave a visual of areas on the pavilion that possibly could be changed to a Germanic look. He introduced the use of brick in certain areas possibly with a pattern that varied in dimension. Aesthetics would need Plan Commission approval.
- Potential costs to be considered were; the building, site prep, pathway accessibility/ADA requirements.
- It was noted due to ADA requirements and the elevation of the building site, concrete retaining walls would be necessary to get the ramp all the way around the building. It was believed only one ADA access point was required.
- Wendland Nursery offered to install pavers in the mosh pit area. Trustee Warren suggested the Kiwanis reconsider the pavers due to maintenance issues and climate variations. The dance floor should be concrete.
- Ms. Miller asked if the fund raising bricks could be incorporated into the structure. The Committee suggested installation on the face of the stage. Mr. Kropp, Perspective Design, stated he would contact ICP (International Concrete Products) as to the

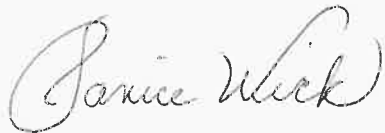
installation process. Chm. Baum stated you would get a little more Germanic character with the brick accents and a heavy timber train truss with a bolts and back plates.

- It was suggested the Committee, Kiwanis Representatives, and Park & Rec Commission meet on site to get a visual of the proposed master plan.

ANNOUNCEMENTS:

The next Building Construction Oversight Committee Meeting will be a joint meeting with the Park and Recreation Commission to be held Wednesday, October 14, 2015 at 5:30 p.m. at the Germantown Senior Center.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:10 p.m.

A handwritten signature in cursive script that reads "Janice Wick".

Janice Wick
Recording Secretary